

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
After recording return to:

TELEPHONE NO.:

FAX NO. (Optional):

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name):

SUPERIOR COURT OF CALIFORNIA, COUNTY OF

STREET ADDRESS:

MAILING ADDRESS:

CITY AND ZIP CODE:

BRANCH NAME:

ESTATE OF (Name):

FOR RECORDER'S USE

☐ DECEDENT ☐ CONSERVATEE ☐ MINOR

ORDER CONFIRMING SALE OF REAL PROPERTY

☐ And Confirming Sale of Other Property as a Unit

CASE NUMBER:

FOR COURT USE ONLY

1. Hearing date: Time: Dept.: Room:

THE COURT FINDS

2. All notices required by law were given and, if required, proof of notice of sale was made.

3. a. ☐ Sale was authorized or directed by the will

b. ☐ Good reason existed for the sale

of the property commonly described as (street address or location):

4. The sale was legally made and fairly conducted.

5. The confirmed sale price is not disproportionate to the value of the property.

6. ☐ Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.

7. An offer exceeding the amount bid by the statutory percentages

☐ cannot be obtained ☐ was obtained in open court. The offer complies with all applicable law.

8. The personal representative has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.

THE COURT ORDERS

9. The sale of the real property legally described ☐ on next page ☐ in Attachment 9

☐ and other property sold as a unit described ☐ on next page ☐ in Attachment 9a

is confirmed to (name):

(manner of vesting title):

for the sale price of: \$

on the following terms (use attachment or reverse if necessary):

10. The personal representative (name):

is directed to execute and deliver a conveyance of the estate's interest in the property described in item 9

☐ and other property described in item 9 upon receipt of the consideration for the sale.

11. a. ☐ No additional bond is required.

b. ☐ Personal representative shall give an additional bond for: \$, surety, or otherwise, as provided by law.

c. ☐ Net sale proceeds shall be deposited by escrow holder in a blocked account to be withdrawn only on court order.

Receipts shall be filed. (Specify institution and location):

12. a. ☐ No commission is payable.

b. ☐ A commission from the proceeds of the sale is approved in the amount of: \$
to be paid as follows (specify):

13. Other (specify; use attachment or next page if necessary):

Date:

JUDGE OF THE SUPERIOR COURT

☐ SIGNATURE FOLLOWS LAST ATTACHMENT

14. Number of pages attached: _____

15. ☐ Legal description on page 2.

ESTATE OF <i>(Name)</i> : _____	CASE NUMBER:
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16. ☐ **Legal description** of the ☐ real property ☐ personal property in item 9 (*describe*):

[SEAL]	CLERK'S CERTIFICATE
	I certify that the foregoing <i>Order Confirming Sale of Real Property</i> , including any attached description of real or personal property, is a true and correct copy of the original on file in my office.
	Date: _____ CLERK, by _____, Deputy